

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 20 February 2025

Item No. 8

Application Number 141306/FO/2024

Ward Burnage Ward

Description and Address

Erection of a residential development of up to 115 dwellings with associated access, parking, landscaping and drainage following demolition of the existing B&M retail unit and associated garden centre

B&M Home Store, Kingsway, Manchester, M19 1BB

1. Additional consultee comments

Further to the additional highways information provided by the applicant, the Council's Highway Services have requested that the proposed highways condition (number 16) be amended to include for on-site highway works to the access road to discourage inappropriate car parking and to manage vehicle speeds and enhance highway safety.

2. Director of Planning – Further observations

Further to the comments of the Council's Highway Services team amendments are proposed to condition 16:

16. Within 3 months of the commencement of development (excluding demolition work), full details of required on-site and off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works shall include:

- Works to reconfigure and amend the existing access to Talbot Road; and,*
- Upgrading of pedestrian crossing facilities at the Talbot Road/Kingsway arm of the signalised junction.*
- A scheme for measures to prevent inappropriate car parking in the vicinity of the junction between the access road and Talbot Road junction, together with vehicle calming measures on the access road.*

The development shall not be occupied until the agreed highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed details.

The recommendation of the Director of Planning remains to be **MINDED TO APPROVE** the application as set out in the printed report.